

CPAM 2005-0003, Upper Broad Run/Upper Foley
SUB-COMMITTEE B-Density, Housing Mix, Workforce Housing

June 12, 2006

Draft Policies September 6, 2005	CATEGORY	Sub-Committee Comment/Recommendation
Chapter 2 Planning Approach		
(Amend Policy 2, p. 2-14):		
2. The County encourages a variety of housing types and innovative designs to be developed in mixed-use communities to assist in achieving affordable <u>and workforce</u> housing goals.	WORKFORCE HOUSING	
(Amend Policy 4, p. 2-14):		
4. The County will identify options for affordable <u>and workforce</u> housing development in the Transition Policy Area not covered by the ADU zoning ordinance and work toward an implementation plan.	WORKFORCE HOUSING	
(Amend Policy 13, p. 2-14):		
13. Developers of residential and mixed-use projects are encouraged to include affordable <u>and workforce</u> housing proffers in their development proposals.	WORKFORCE HOUSING	
(Amend Policy 22, p. 2-15):		
22. Adult/retirement communities are encouraged in areas where conventional residential development is also located, provided: a. The proposed adult/retirement community includes on-site services and amenities to serve the elderly community or is within a safe walking distance to such services and amenities. b. The proposed density and design of the adult/retirement community is compatible with surrounding residential and non-residential uses. c. The proposed use is adequately served by roads, utilities, pedestrian and bicycle facilities and other services. d. The adult/retirement community complies with the relevant design and location criteria for Suburban Residential Neighborhoods community in which it is located. e. The adult/retirement community is visually and physically integrated into adjacent communities.	RETIREMENT HOUSING – Policy superseded by CPAM 2004-0006, CPAM 2004-0011, CPAM 2004-0012, and CPAM 2004-0023	
(Add Policy 24, p. 2-15):		
24. <u>The County will explore options for the creation of programs and tools that will increase workforce housing opportunities.</u>	WORKFORCE HOUSING	

**CPAM 2005-0003, Upper Broad Run/Upper Foley
SUB-COMMITTEE B-Density, Housing Mix, Workforce Housing**

June 12, 2006

Draft Policies September 6, 2005	CATEGORY	Sub-Committee Comment/Recommendation
<p><i>(Add Policy 25, p. 2-15):</i></p> <p><u>25. The County will examine the authority to establish and use the benefits of Housing Trust Funds to help expand workforce housing opportunities.</u></p>	WORKFORCE HOUSING	
<p><i>(Add Policy 26, p. 2-15):</i></p> <p><u>26. The County anticipates that all residential projects will seek to provide affordable housing beyond that provided through the Affordable Housing Program. Workforce housing will be encouraged in all projects through both programmatic and design approaches.</u></p>	WORKFORCE HOUSING	
<p><i>(Add Policy 27, p. 2-15):</i></p> <p><u>27. The County will encourage public and private workforce housing initiatives to provide increased housing opportunities for residents and the local workforce.</u></p>	WORKFORCE HOUSING	
<p><i>(Add Policy 28, p. 2-15):</i></p> <p><u>28. Workforce housing should be located as close as possible to employment opportunities and incorporated within mixed use communities.</u></p>	WORKFORCE HOUSING	
Chapter 8 Transition Policy Area		
<p>Community Design Policies <i>(Amend Policy 1, pg. 8-6)</i></p> <p>1. Residential uses within the Transition Policy Area will develop as <u>mixed use communities</u>, Rural Villages, Countryside Villages, and Residential Clusters, with base densities and rezoning options related to the conditions of the specific subareas.</p>	DESIGN	
<p><i>(Add Policy 4, pg. 8-6)</i></p> <p><u>4. Rezoning to a suburban pattern of development may be permitted in the Upper Broad Run subarea up to four dwelling units per acre and up to three dwelling units per acre in the Upper Foley subarea where such development would implement the County's fiscal, economic and</u></p>	DENSITY	

**CPAM 2005-0003, Upper Broad Run/Upper Foley
SUB-COMMITTEE B-Density, Housing Mix, Workforce Housing**

June 12, 2006

Draft Policies September 6, 2005	CATEGORY	Sub-Committee Comment/Recommendation
<p><u>community design objectives, provide affordable and workforce housing opportunities, create an affordable lifestyle and sense of community for residents, and implement the County's Green Infrastructure policies. Such development will be contingent on:</u></p> <ul style="list-style-type: none"> <u>a. Availability of central utilities;</u> <u>b. Safe and adequate roads, transit, pedestrian and bicycle connections between neighborhoods and employment, shopping and services;</u> <u>c. A range of housing products including workforce housing opportunities;</u> <u>d. A mix of non-residential uses that will be convenient to residents and minimize local traffic on regional roads;</u> <u>e. Protection of important environmental resources;</u> <u>f. The incorporation of open space at a minimum of 30%, civic space at a minimum of 10% of the gross acreage of the property and a minimum of 5% office and light industrial for projects larger than 100 acres;</u> <u>g. A full complement of community facilities and services whether public or privately managed;</u> 		
<p><i>(Renumber Policies 5 through 27, pgs. 8-6 thru 8-8)</i></p> <p>4.5. The County will revise the existing regulations in the Zoning Ordinance to require clustered development patterns with a minimum of 50 percent of the site maintained as open space and no minimum lot size to promote housing type diversity.</p> <p>5.6. In the Lower Foley subarea, densities up to two dwelling units per acre can be developed in Countryside Villages, with a minimum of 50 percent of the site maintained as open space. With density transfers from the Lower Bull Run subarea, up to three dwelling units per acre may be possible.</p> <p>6.7. The Lower Bull Run subarea is planned for one dwelling unit per three acres. The County will provide the option to rezone to a Rural Village with a density of one dwelling unit per three acres in accordance with the 1993 Zoning Ordinance. Development will be clustered to maintain a minimum of 70 percent of a site as open space. Density transfer to the Lower Foley subarea is encouraged in accordance with the Density Transfer Guidelines of this Plan.</p> <p>7.8. The design guidelines for the Lower Sycolin, Middle Goose and Lower Bull Run subareas will incorporate the design criteria for Rural Villages in the existing 1993 Zoning Ordinance, to foster developments in the character of Rural Villages.</p>	<p>Renumbering of policies only</p>	

CPAM 2005-0003, Upper Broad Run/Upper Foley
SUB-COMMITTEE B-Density, Housing Mix, Workforce Housing

June 12, 2006

Draft Policies September 6, 2005	CATEGORY	Sub-Committee Comment/Recommendation
<p>(Amend new Policy 9, pg. 8-6)</p> <p>8. <u>9.</u> Residential Cluster development in all Transition Policy Area subareas close to the Rural Policy Area will develop as clusters of 5 to 25 units with predominantly single-family detached residential units. The Residential Cluster is intended to draw from the traditional development pattern of Rural Hamlets and facilitate a transition in the scale of residential cluster developments from the Suburban to Rural Policy Areas. <u>Mixed use community proposals in the Upper Broad Run and Upper Foley may incorporate residential clusters, passive open space or active outdoor recreation facilities to establish a transition or greenbelt as they approach the Rural Policy Area.</u></p>	DESIGN	
<p>9.<u>10.</u> Residential Clusters and Villages will be developed with specific design criteria that help to form open space (which may include active and passive recreation) surrounding the residential development. Refer to the Design Guidelines contained in Chapter Eleven.</p>	Renumbering of policy only	
<p>10.<u>11</u> Residential Cluster developments allow landowners to group lots in a traditional rural community pattern while preserving the majority of the land base in open space. A Residential Cluster is the grouping of building units on small lots with the largest part of the site remaining in open land. There is no minimum lot size for the clustered lots. The cluster is both visual and spatial with the dwellings scaled and sited to maintain coherent relationships to each other and the surrounding landscape. The residual open land accounts for the overall lower density of the site.</p>	Renumbering of policy only	
<p>11.<u>12</u> The County may consider a cluster to include the siting of houses in a group using conservation design and not just the siting of lots on a parcel.</p>	Renumbering of policy only	
<p>(Amend new Policy 13, pg. 8-6)</p> <p>12.<u>13</u> In locating the open space required in the conservation design of a Residential Cluster, <u>any development,</u> the County will consider the contiguity of the open space area to other designated open space and unique site features and Green Infrastructure implementation.</p>	DESIGN	
<p>(Amend new Policy 14, pg. 8-6)</p> <p>13.<u>14</u> Open space provided within developments will be located to accomplish the following:</p> <p>a. Create and supplement the 300-foot buffer and 200-foot transitional area proposed along the Bull Run in the Upper Foley, Lower Foley</p>	DESIGN	

CPAM 2005-0003, Upper Broad Run/Upper Foley
SUB-COMMITTEE B-Density, Housing Mix, Workforce Housing

June 12, 2006

Draft Policies September 6, 2005	CATEGORY	Sub-Committee Comment/Recommendation
<p>and Lower Bull Run subareas, consistent with the RSCOD policies.</p> <p>b. Create and supplement the 300-foot buffer and 1000-foot voluntary open space area proposed along the Goose Creek and the Goose Creek Reservoir and the Beaverdam Reservoir in the Lower Sycolin and Middle Goose subareas, consistent with the RSCOD policies.</p> <p>c. Create a contiguous network of green spaces to supplement the Countywide Green Infrastructure.</p> <p>d. <u>Provide a transition to the Rural Policy Area.</u></p>		
<p>14. <u>15</u> Adding to the creation of the greenbelts and buffer will be credited to the satisfaction of open space requirements.</p>	Renumbering of policy only	
<p>15. <u>16</u> The County will encourage the development of non-residential uses in the Transition Policy Area that provide a transition from suburban to rural. Such uses may include but are not limited to equestrian centers, golf courses, retail nurseries, boarding schools and kennels, large institutions provided they meet specific criteria that address the nature, scale and intensity of the use, market area and design characteristics.</p>	Renumbering of policy only	
<p>16. <u>17</u> Non-residential uses will serve to define the Transition Policy Area as a unique planning area. The County will allow for a range of uses that are compatible with desired development patterns and the rural landscape and are at intensities not permissible within the Rural Policy Area.</p>	Renumbering of policy only	
<p>(Amend new Policy 19, pg. 8-7)</p> <p>18. <u>19</u> <u>Mixed use communities and</u> villages exceeding 100 dwelling units should provide a community core that will serve as the focal point within the development.</p>	DENSITY/DESIGN	
<p>(Amend new Policy 20, pg. 8-7)</p> <p>19. <u>20</u> The community core can vary in scale, design and use depending on the scale of the community it serves. The total area dedicated to the non-residential uses shall not exceed three percent of the area of the proposed development. The following location and design criteria apply.</p> <p>a. A Village <u>Community</u> Core is intended to create a sense of place and identity for the community.</p> <p>b. A Village <u>Community</u> Core is intended to be a compact grouping of residential, business, commercial retail and service and civic uses providing convenience goods and services to residents in adjoining neighborhoods.</p>	DENSITY/DESIGN	
<p>20. <u>21</u> Approval of a request to rezone property to permit Villages shall be</p>		

CPAM 2005-0003, Upper Broad Run/Upper Foley
SUB-COMMITTEE B-Density, Housing Mix, Workforce Housing

June 12, 2006

Draft Policies September 6, 2005	CATEGORY	Sub-Committee Comment/Recommendation
contingent on the provision of appropriate civic uses and services, compatibility with existing neighborhoods, and compliance of the proposal with the community design goals and policies of the County.	Renumbering of policy only	
21.22The County will require a variety of housing types and lot sizes in the Villages, such as single-family, multi-family and townhouse units.	Renumbering of policy only	
(Amend new Policy 23, pg. 8-7) 22.23Civic and institutional uses will constitute the predominant component of the non-residential uses <u>be an important part of any mixed use community or within the Villages</u> . Office and commercial retail uses will be permitted at scales necessary to foster a self-sustaining community. Cores will not develop as destination retail centers.	DENSITY/DESIGN	
(Amend new Policy 24, pg. 8-7) 23.24Civic uses that are appropriate within <u>mixed use communities or</u> villages include houses of worship, community centers, elementary schools, government human services offices and facilities such as senior cafés, branch libraries and similar uses. In addition, the following location criteria apply. a. Civic uses should be located at prominent locations within the core such as the end of a street or street intersection. b. Parking, signs, lighting and loading areas must be located and designed to have minimal undesirable impact on surrounding areas and ensure that the standards and environmental impacts on surrounding areas conform to County requirements. c. The scale of civic uses must be compatible with the residential and pedestrian nature of the surrounding <u>community or</u> village. Large-scale civic or institutional uses requiring more than 15 buildable acres, either individually or in a multipurpose facility, should be located on the periphery of an individual neighborhood or in core areas on roads that can accommodate the anticipated traffic volume.	DESIGN	
(Amend new Policy 25, pg. 8-7) 24.25Open space such as natural areas, tot lots, athletic fields, parks and greens should generally be dispersed in <u>mixed use communities and</u> villages so that they are conveniently located to most people. In addition, the following location criteria apply. a. Athletic fields should be located, where practical, along collector roads and should be buffered from adjoining residences, although	DESIGN	

CPAM 2005-0003, Upper Broad Run/Upper Foley
SUB-COMMITTEE B-Density, Housing Mix, Workforce Housing

June 12, 2006

Draft Policies September 6, 2005	CATEGORY	Sub-Committee Comment/Recommendation												
<p>trails and sidewalks should provide a connection with the neighborhood.</p> <p>b. Greens and other maintained passive parks should serve both a recreational and a design function. They should be located in high-visibility areas or in conjunction with civic uses such as schools, churches, houses of worship or community buildings and neighborhood commercial centers where the green can serve as either a "mall" for the center or as a buffer for adjoining homes.</p>														
25.26 Equestrian facilities and trail networks will be promoted and enhanced within the Transition Policy Area.	Renumbering of policy only													
26.27 The County will protect the Bull Run Quarry in the Lower Bull Run subarea and the Luck Stone Quarry in the Lower Sycolin subarea from incompatible uses by ensuring that encroaching new development does not hinder the quarry operation.	Renumbering of policy only Not applicable to UBR/UF													
27.28 The County will develop and implement an area management plan to provide detailed design and land use guidance for planned development in the Transition Policy Area. The area management plan process will involve the area's citizens and business owners in the development of plan policy.	Renumbering of policy only													
<i>(Add new sections, pg. 8-8)</i>														
<u>Development Policies for Upper Broad Run and Upper Foley Subareas</u>														
1. <u>Mixed use communities within the Upper Broad Run and Upper Foley subareas should provide a variety of housing types and lot sizes and develop in accordance with design guidelines and performance standards (See below and Chapter 11) to achieve an efficient site layout, a pedestrian-friendly scale, adequate open space (active, passive, and natural), and the protection and incorporation of the Green Infrastructure.</u>	HOUSING MIX/DESIGN													
2. <u>The land use mix (measured as a percentage of the land area) in a mixed use community generally will comply with the following ratios:</u>														
<table> <tr> <th></th><th>Minimum</th><th>Maximum</th></tr> <tr> <th>Land Use Category*</th><th>Required</th><th>Permitted</th></tr> <tr> <td>a. Residential</td><td>30%</td><td>60%</td></tr> <tr> <td>b. Office & Light Industrial</td><td>0-5%^</td><td>20%</td></tr> </table>		Minimum	Maximum	Land Use Category*	Required	Permitted	a. Residential	30%	60%	b. Office & Light Industrial	0-5%^	20%	DESIGN	
	Minimum	Maximum												
Land Use Category*	Required	Permitted												
a. Residential	30%	60%												
b. Office & Light Industrial	0-5%^	20%												

**CPAM 2005-0003, Upper Broad Run/Upper Foley
SUB-COMMITTEE B-Density, Housing Mix, Workforce Housing**

June 12, 2006

Draft Policies September 6, 2005	CATEGORY	Sub-Committee Comment/Recommendation
<p>c. <u>Public & Civic:</u> 10% No maximum</p> <p>d. <u>Public Parks & Open Space</u> 30% No maximum</p> <p>* Retail Policy guidance provided in <i>Countywide Retail Plan</i></p> <p>^ A minimum of 5% is required for projects larger than 100 acres.</p>		
<p>3. <u>Mixed use communities will incorporate open space at a minimum of 30 percent of the gross acreage of the property with no more than 50 percent of the required open space may be located in the RSC.</u></p>	DESIGN	
<p>4. <u>Mixed use communities will exhibit the following design characteristics desired by the County:</u></p> <p>a. <u>Compact site layout to reduce trips within the neighborhood, facilitate alternative forms of transportation, preserve the Green Infrastructure, and result in reduced transportation and utilities infrastructure costs;</u></p> <p>b. <u>Pedestrian-scale streetscape including such features as street trees, sidewalks along all street frontage, and street lighting;</u></p> <p>c. <u>A predominantly interconnected street pattern with inter-parcel connections;</u></p> <p>d. <u>A combination of neighborhood parks, squares, and greens located throughout the neighborhood within 1500 feet of all residences, and a formal civic square or other public space located in conjunction with a civic facility, Neighborhood Center, or other use, to create a focal point for the community;</u></p> <p>e. <u>The location of public and civic uses such as houses of worship and community centers in prominent sites to act as landmarks within the neighborhood;</u></p> <p>f. <u>Off-street parking lots located to the rear of civic and business uses to ensure the building is the prominent sight from the street;</u></p> <p>g. <u>On-street parking that may be credited toward meeting residential parking requirements; and</u></p> <p>h. <u>A variety of lot sizes.</u></p>	HOUSING MIX/DESIGN	
<p><u>Open Space Policies for Upper Broad Run and Upper Foley Subareas</u></p>		
<p>1. <u>Mixed use communities in the Upper Broad Run and Upper Foley subareas will provide a mix of open space. This mix will include active and passive and/or natural open space areas as appropriate to the scale and location of the site. Types of active recreation open space include ballfields, tennis or basketball courts, swimming pools, tot lots, golf courses, dog parks, and other areas for recreational sports or games. Types</u></p>	DESIGN	

**CPAM 2005-0003, Upper Broad Run/Upper Foley
SUB-COMMITTEE B-Density, Housing Mix, Workforce Housing**

June 12, 2006

Draft Policies September 6, 2005	CATEGORY	Sub-Committee Comment/Recommendation
<u>of passive open space include trails (hiking, biking, walking, or equestrian), picnic, camping, hunting, or fishing areas. Natural open space is land left in a mostly undeveloped state including forests, meadows, hedgerows, and wetlands.</u>		
<u>2. Interior open space will account for at least 75 percent of the required open space in suburban communities. Thus, neither the required buffer areas nor "leftover spaces" and parking and street landscaping can account for more than 25 percent of the open space requirement.</u>	DESIGN	
<u>3. All dwelling units will have an open space area (active, passive, or natural) located within 1,500 feet.</u>	DESIGN	
<u>4. All active recreation open space will be readily accessible to pedestrians and cyclists by sidewalk, path, trail, and/or bike lane.</u>	DESIGN	
<u>5. Fifty percent (50%) of the open space requirement may be satisfied by the area of River and Stream Corridor (RSC).</u>	DESIGN	
<u>6. The entire area of the RSC on a given parcel will be protected in accordance with River and Stream Corridor Resource policies, regardless of the amount applied to the open space requirement of the land use mix.</u>	DESIGN	
<u>7. Mixed use community developments in the Upper Broad Run and Upper Foley subareas must have 30 percent of the land designated as open space. Up to 50 percent of the required open space, excluding RSC, may be obtained offsite within the same community. Offsite open space can include priority open space areas, greenbelts, and components of the green infrastructure.</u>	DESIGN	
<u>8. Areas included on the following list will fulfill the open-space ratio requirement of the land use mix defined for mixed use communities in the Upper Broad Run and Upper Foley subareas:</u> <u>a. Community parks that are at least three acres in size;</u> <u>b. Neighborhood parks that are at least 20,000 square feet in size;</u> <u>c. Pocket parks, landscaped gardens, and greens that are at least 2,500 square feet in size;</u> <u>d. Linear path systems that connect to off-site path systems. Multi-modal path systems will conform to American Association of State Highway and Transportation Officials (AASHTO) standards;</u> <u>e. Required perimeter buffers (not to comprise more than 25 percent of the open space);</u> <u>f. Community gardens at least 2,500 square feet in size;</u>	DESIGN	

**CPAM 2005-0003, Upper Broad Run/Upper Foley
SUB-COMMITTEE B-Density, Housing Mix, Workforce Housing**

June 12, 2006

Draft Policies September 6, 2005	CATEGORY	Sub-Committee Comment/Recommendation
<p><u>g. Tot lots that are a minimum of 5,000 square feet in size; and</u> <u>h. The RSC that does not comprise more than 50 percent of the required open space in a community;</u> <u>i. Equestrian trails;</u> <u>j. Water features such as ponds and lakes that are wet year-round. Storm water management facilities will not be included unless they are developed as year-round amenities. (e.g., with gazebos, picnic areas, or walking paths added).</u></p>		
<p><u>9. No buffer standard reductions will be permitted without substitution for other open space on an acre for acre basis.</u></p>	DESIGN	
<p><u>10. Development densities will step down as they approach the Rural Policy Area and the Bull Run to help create a physical transition and to protect the Bull Run in its function as a major drinking water resource.</u></p>	DENSITY/DESIGN	
<p><u>11. All residential rezonings will be considered for voluntary participation in an open space preservation program.</u></p>	DENSITY	
<p><u>12. The development phasing plan for a residential rezoning project will establish a build-out relationship between the residential and non-residential components of the project that is consistent with the County's goals for the project area.</u></p>	DENSITY/DESIGN	
<p><u>13. For properties up to 50 acres within the Upper Broad Run and Upper Foley subareas, the land use mix attributed to the various land uses may not be achievable due to the small size of the parcel. In such cases, an applicant for rezoning may vary from the land use mix specified in the Plan by showing that an alternative is more appropriate to the specific site. This can be accomplished by providing the County with a survey of existing land uses within a 1,500-foot radius of the site.</u></p>	DESIGN	
<p><u>14. The County's vision for mixed use communities within the Upper Broad Run and Upper Foley subareas is self-sustaining communities that offer a mix of residential, commercial, and employment uses; a full complement of public services and facilities; amenities that support a high quality of life; and a design that conforms to the County's Green Infrastructure and incorporates Conservation Design.</u></p>	HOUSING MIX/ DENSITY/DESIGN	
<p><u>15. Mixed use communities within the Upper Broad Run and Upper Foley subareas will be developed as efficient, compact, mixed-use and</u></p>	HOUSING MIX/DESIGN	

CPAM 2005-0003, Upper Broad Run/Upper Foley
SUB-COMMITTEE B-Density, Housing Mix, Workforce Housing

June 12, 2006

Draft Policies September 6, 2005	CATEGORY	Sub-Committee Comment/Recommendation
<u>pedestrian-oriented communities with a range of residential lot sizes, in accordance with the community design policies of this Plan, will provide a measurable standard open space (active, passive, and natural) as specified in the land use matrix, and will fully integrate the County's Green Infrastructure.</u>		
16. <u>The County, in collaboration with other governmental agencies and the private sector, will ensure through a variety of measures that all public spaces in residential and commercial areas are pedestrian friendly. These measures may include the construction, improvement, and maintenance of public squares, parks, and pedestrian malls, and the attention to street design details such as landscaping, lighting, and provision of attractive street furniture.</u>	DESIGN	
17. <u>Development proposals proceeding through the legislative and site planning process will conform to the County's community design guidelines. The design guidelines will be implemented as a part of legislative applications (e.g., rezonings and special exceptions) and incorporated into regulatory documents such as the Zoning Ordinance, Facilities Standards Manual (FSM), and Land Subdivision and Development Ordinance (LSDO) where applicable.</u>	DESIGN	
18. <u>The County will discourage strip development of any type and accordingly will develop zoning performance standards to discourage this pattern of development.</u>	DESIGN	
19. <u>Residential, office, institutional, civic, and retail areas in the mixed use communities within the Upper Broad Run and Upper Foley subareas (schools, universities, shopping centers, employment centers, parks, libraries, community centers, and other heavily visited public buildings) will demonstrate convenient access by foot and bicycle.</u>	DESIGN	
(Amend text and policies, pg. 8-8) B. <u>Location Criteria for Villages and mixed use communities</u> Location policies will direct development to sites that enhance or augment the County's Green Infrastructure, complement the rural character of existing landscapes, protect environmentally sensitive resources, allow for the provision of infrastructure facilities and remain compatible with surrounding development densities. It would be most appropriate if the locations of villages <u>and mixed use communities</u> are coordinated through the policy area planning effort.	DENSITY/DESIGN	

**CPAM 2005-0003, Upper Broad Run/Upper Foley
SUB-COMMITTEE B-Density, Housing Mix, Workforce Housing**

June 12, 2006

Draft Policies September 6, 2005	CATEGORY	Sub-Committee Comment/Recommendation
Rezoning to achieve the Countryside Village pattern of development served by central water and wastewater utilities are desired in the Lower Foley subarea.		
Location Policies 1. Development within Villages <u>and mixed use communities</u> should be located on areas of the site that afford the least disruption of natural views of the rural landscape.	DESIGN	
2. Villages <u>and mixed use communities</u> located within 500 feet of archaeological and historic sites and scenic byways will be reviewed for compatibility with the existing landscape.	DESIGN	
3. Villages <u>and mixed use communities</u> should be designed so that open spaces surrounding the developments augment or enhance the Green Infrastructure.	DESIGN	
Chapter 11 Implementation		
B. Open Space (Amend Policy 3a, pg. 11-3). a. Residential Neighborhoods <u>and mixed use communities</u> : Densities ranging from 1.0 dwelling units per acre up to 4.0 dwelling units per acre for the Suburban Policy Area <u>and up to 4.0 dwelling units per acre in the Upper Broad Run and Upper Foley Transition subareas</u> may be considered by the County in accordance with the capital facilities guidelines of this Plan and may be considered by the County for voluntary participation in the Open Space Preservation Program. Residential densities above 3.5 and up to and including 4.0 dwellings per acre may be considered by the County in return for voluntary participation in the open space preservation program according to the guidelines presented below and the Density Transfer Guidelines.	DENSITY	
D. Transition Policy Area Design Guidelines (Add Policy #4, pg. 11-20). 4. <u>Mixed use communities in Upper Broad Run and Upper Foley Subareas.</u> a. <u>Function:</u> <u>Mixed use communities in the Upper Broad Run and Upper Foley subareas are intended to provide a mix of residential dwelling types and civic uses; they should have a peaceful character suitable for private domestic life, recreational activities, and neighborhood social</u>		

Draft Policies September 6, 2005	CATEGORY	Sub-Committee Comment/Recommendation
<p><u>gatherings. Community structures and facilities, including the variety of housing types as well as civic, educational, recreational, and commercial use, should maintain an intimate, domestic scale and be designed to maximize privacy within residences and rear yards and foster small group interaction within the hierarchy of small communal squares and greens distributed throughout the neighborhood.</u></p> <p>b. <u>Scale:</u> Mixed use communities are intended to provide densities of up to 4.0 dwelling units per acre in the Upper Broad Run subarea and up to 3.0 dwelling units per acre in the Upper Foley subarea. The proximity of adjoining buildings and the narrow streetscapes will provide a very pedestrian-oriented intensity. Mixed use communities will be compact, with a variety of unit types and lot sizes that provide for workforce housing while stepping down in development densities as they approach the Rural Policy Area and Bull Run.</p> <p>c. <u>Land Use Arrangement:</u> Different land uses should be mixed in the same community. A variety of domestic and supporting land uses such as day care, personal services, or local recreation sites will be fundamental to all mixed use communities; additional civic, commercial, and employment uses also may occur as part of a mixed use community commercial component. These different uses should be combined in logical and harmonious ways but should not be relegated to single-use pods, as is typical of a conventional suburban development.</p> <p><u>For reasons of community harmony and visual compatibility, like uses should front one another across secondary collector and local access streets, while compatible but different types of uses may be placed on adjoining lots along these streets. Compatibility will be measured in terms of size, architectural similarities, landscaping, site development, and other similar matters. Should other considerations cause the fronting of unlike uses, every effort should be made to maintain a similarity of building mass, scale, window and door openings, and detail. In short, different and even disparate uses may and should be harmoniously located within the residential neighborhoods and within the individual block as well.</u></p> <p><u>Open space and how it functions in the mixed use community also is important. The “outdoor rooms” of a community play a critical role in establishing community identity and facilitating social activities. The Revised General Plan calls for a significant open space component</u></p>	<p>DENSITY/HOUSING MIX/ WORKFORCE HOUSING/ DESIGN/TRANSPORTATION</p>	

**CPAM 2005-0003, Upper Broad Run/Upper Foley
SUB-COMMITTEE B-Density, Housing Mix, Workforce Housing**

June 12, 2006

Draft Policies September 6, 2005	CATEGORY	Sub-Committee Comment/Recommendation
<p><u>consisting of elements of the Green Infrastructure such as stream corridors, floodplains, woods, wet ponds, community gardens, greenbelts, buffers, trails, structured parks, athletic fields and playgrounds. A hierarchical assortment of squares and greens should be located throughout the mixed use community, while neighborhood, community, district, and county parks should be located between them. Open space within mixed use communities should complement and provide a visual and physical transition to the adjacent Rural Policy Area and Bull Run.</u></p> <p><u>Active open space generally should be located within 1500 feet of all residences within residential neighborhoods. In mixed use communities recreational areas should be open to the surrounding streets and contribute to a sense of spaciousness. While protection and integration of the natural features of a site through conservation design techniques will be paramount, usable open space such as squares and greens generally should be flat and well drained and have a minimum size of 10,000 square feet fronting on a local street.</u></p> <p><u>Community, district, and County parks generally will be located between mixed use communities and be reached on foot, by means of sidewalks on local access streets and/or trail connections or by automobile on primary or secondary collector roads. While topography, vegetation, hydrology, proposed use, and design intentions should determine the location of playing fields and placement of community centers, bleachers, and other structures in these parks, significant park buildings generally should be located along and be very visible from the secondary collector roads linking mixed use communities and be near the areas served.</u></p> <p><u>Civic and community uses should be recognized as the major landmarks of a mixed use community. Every attempt should be made to provide civic and community uses with highly visible locations, such as the termination of a vista or a prominent location around a square. Furthermore, civic or public structures should be located along a collector road or street.</u></p> <p><u>Such uses should be featured and not lost within a sea of parking on an inconsequential side street of a community. Parking for civic and public uses should be either provided as parallel parking along the street or behind the use, in the middle of the block. Because users of these buildings frequently arrive after the conclusion of the working day or on the weekend, shared parking agreements with nearby office</u></p>		

Draft Policies September 6, 2005	CATEGORY	Sub-Committee Comment/Recommendation
<p><u>or commercial developments may be appropriate, reducing the required lot size, and rendering the projects more affordable.</u></p> <p><u>Blocks should be the main organizing feature of individual neighborhoods. While conservation design, hydrology, proposed use and design intentions should determine block size and configuration, mixed use communities should have small block widths and lengths - an exception to this rule may apply to those blocks on the edge of a community where a lower density transition to the Rural Policy Area or Bull Run is sought. Although considerable design freedom is granted in the design of blocks, pedestrian movement is best encouraged by blocks not exceeding 400 feet in length. Furthermore, residential blocks of greater than 200 to 300 feet in width tend to develop accessory, sometimes unanticipated, land uses along the service alleys.</u></p> <p><u>Pedestrian movement is stimulated by a brisk succession of structures and intricate building detail. Movement declines with boring front yards, nondescript side yards and dull garage doors. Side yards provide little usable family outdoor recreation space while generating the need for additional, costly road and utility construction and rectangular rear yards generally provide the most effective space for family activities. Mixed use communities should reduce front and side yards to the minimum needed for health and safety reasons and strive to provide effective and usable rear yards. To this end, lot designers should consider the use of a "build-to" line, which would establish the maximum setback of structures from the street and also consider establishing a clear definition such as a low wall or hedge, between the private front yard and the sidewalk space. This arrangement could also lead to a more affordable housing product.</u></p> <p>d. <u>Streetscape:</u> <u>Mixed use community rights-of-way should be designed in a hierarchical, generally rectilinear pattern of collector roads and local access streets and alleys that respects the Green Infrastructure elements of the community. Streets should terminate in other roads and streets. Collector and local access streets are to be considered the main "public rooms" of a community and should be designed to accommodate a number of specific, interactive functions, such as: (i) pedestrian, bicycle and vehicular movement, and the parking of cars; (ii) foreground and entryway into private residences, communal and public buildings; and (iii) interactive social space.</u></p>		

Draft Policies September 6, 2005	CATEGORY	Sub-Committee Comment/Recommendation
<p><u>To achieve these functions streets should be designed as a network of defined yet lively spaces surrounding blocks. Each street should be further designed as a set of carefully graduated zones as follows:</u></p> <ul style="list-style-type: none"> <u>i. A zone of privacy near the entry and ground floor windows of residential buildings or an “eddy” area adjacent to commercial buildings;</u> <u>ii. A pedestrian movement and meeting zone;</u> <u>iii. A buffer zone of street trees, plantings and parked cars; and</u> <u>iv. A zone of moving vehicles.</u> <p><u>In order to define the street space, buildings facing each other across the street should be placed close to the street with minimal setbacks to frame the street. Spatial definition should be reinforced with the regular planting of street trees chosen to develop an overhead leaf canopy. Further street definition should be sought by emphasizing block corners with street lights, while the vista at the end of the street should terminate with a centrally placed building façade, such as a major house or civic building, an archway into a neighborhood green, a house of worship spire or a monument.</u></p> <p><u>Major collector roads, used primarily to connect communities with each other and with the arterial network, should avoid dividing any mixed use community, although major collector roads may skirt such neighborhoods. Secondary collector roads, which act as the primary link between the community neighborhoods, should be distinguished from the local access streets that they serve by means of larger scaled and more dignified structures, such as houses of worship, major residences, grander tree species and richer choices of street furniture. Local access streets should possess a liveliness generated by variety of building types and details such as entryway porches, interesting doors, lighting fixtures and by careful selection of street furniture and trees.</u></p> <p><u>Alleys provide for property service functions such as rear yard and accessory apartment access, parking and garaging, utilities and trash collection. While the service function of alleys will strongly influence design character, a certain irregular charm and casual mix of ad-hoc service and recreational functions should be sought in the design of these, important playground and “chore-ground” areas.</u></p> <p><u>Continuous parallel parking for additional cars and visitors should be provided in the street at the front of residential lots. Garages should be set back from the front façade of the dwellings.</u></p>		

Draft Policies September 6, 2005	CATEGORY	Sub-Committee Comment/Recommendation
<p><u>Parking for non-residential, civic, commercial, employment and recreational uses located in the mixed use communities should be provided in the middle of blocks and reached by means of alleys, and/or provided by continuous on-street parallel parking, or provided on the perimeter of the neighborhood and reached by secondary collector roads. In no case should parking lots occupy significant frontage along residential streets.</u></p> <p><u>Streets and their widths are perhaps the most distinguishing feature of suburban type developments. Typically designed to move only automobiles, streets seldom play a constructive role in community character. However, street designs that are sensitive to views, pedestrian movement, landscape, and physical enclosure may create, in new communities, an outdoor public space that encourages community interaction and social activity.</u></p> <p><u>Cul-de-sacs, along with significant building spacing and homogeneity of uses, represent a basic visual characteristic of suburban neighborhoods. In some circumstances, the use of cul-de-sacs and curvilinear streets will be essential in order to implement conservation design. Cul-de-sacs can separate one neighborhood from another and may prevent convenient pedestrian or vehicular movement. Interconnected streets, whether in a grid or curvilinear pattern within the neighborhood provide better traffic movement and emergency service response as well as greater opportunities for social interaction. Cul-de-sacs should be limited to the minimum required to address environmental and engineering constraints.</u></p> <p><u>Sidewalks and pedestrian ways supplement and complement street systems in establishing the character of a residential environment. The pedestrian circulation system need not parallel the street system. However, a sidewalk should be provided on at least one side of a public street. Trails and paths behind homes or through public open space present a safety concern for both the pedestrian and the adjoining property owner. Any use of trails not associated with a larger publicly managed park system should incorporate design features that enhance safety and security for users and property owners. Pedestrian circulation systems should be provided as convenient, safe, and attractive links between residential groupings, open space areas, recreational areas, schools, and local shopping centers.</u></p>		

CPAM 2005-0003, Upper Broad Run/Upper Foley
SUB-COMMITTEE B-Density, Housing Mix, Workforce Housing

June 12, 2006

Draft Policies September 6, 2005	CATEGORY	Sub-Committee Comment/Recommendation
<p>3. Non Residential Developments Along Major Arterial and Collector Roads <i>(Amend Policy 3c, pg. 11-19)</i></p> <p>c. Land Use Arrangement Non-residential uses will front major arterial or collector roads, and may be developed as part of a Village functioning as the community core of a village or mixed use community. Conservation design will be applied. The scale and the volume of the primary built mass and accessory elements should not dominate over the natural landscape. Buildings should be shielded from the road using natural landscaping, earth berms, etc. Continuous plane building surfaces will be avoided. Homogeneous surfaces shall not exceed a linear distance of 20 feet especially when they front public access roads, such as major arterial or collector roads. Such surfaces will be broken up into smaller segments through fenestration and setbacks.</p> <p>Parking areas will be located behind buildings and will not be the dominant feature of the landscape. Paved parking surfaces will be broken into modules; interspersed by tree plantings and other on-site landscape to prevent the creation of large paved surfaces as associated with suburban malls or office complexes. Developments will be sensitive to the use of glass and night lighting. These building elements will have to be buffered from access roads. Signage will be scaled and designed to be compatible with the surrounding landscape.</p>	TRANSPORTATION/DESIGN	
<p>Glossary</p>		
<p><i>(Add the following definition to the Glossary)</i></p> <p><u>Workforce Housing: Non-subsidized housing (sale or rental) for those people whose income is 70 – 120 percent of the median household income for the area. Such housing should require no more than 30 percent of household income.</u></p>	WORKFORCE HOUSING	